

€ 455 000

For sale apartment

3 rooms

Surface : 87 m<sup>2</sup>

Surface of the living : 27 m<sup>2</sup>

Hot water : Individuelle

Standing : Grand ensemble

Features :

Porte blindée, lift, double glazing, Air conditionné

2 bedroom

1 terrace

1 shower

1 WC

2 garages

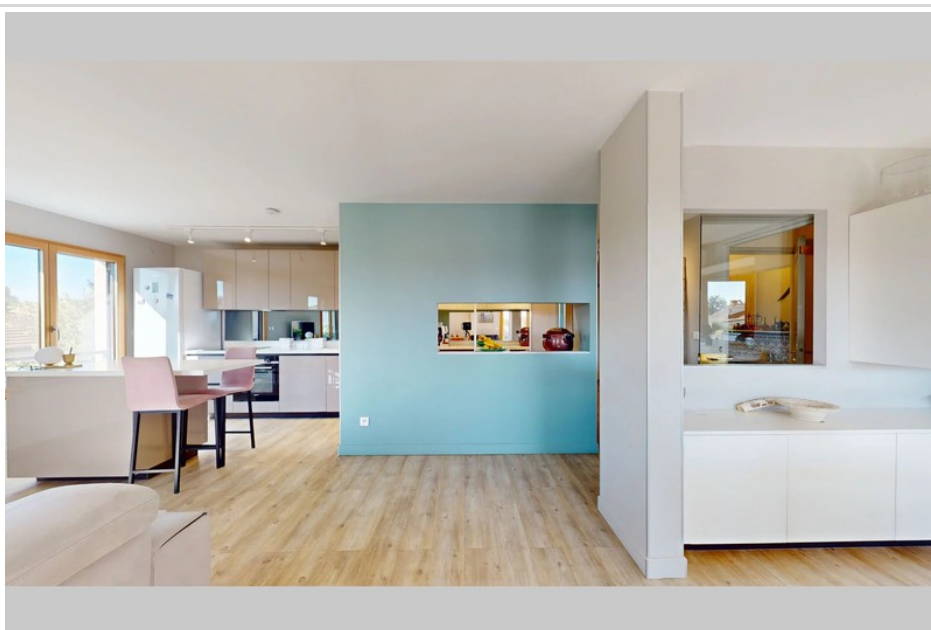
1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

01/05/2024 - Prix T.T.C



## Apartment 199 Genas

Are you looking for a large apartment offering great amenities, ideally located in the center of Azieu? Come and discover this large type 3 apartment of more than 87 m<sup>2</sup> with balcony, ideally located in the immediate vicinity of Place Jean Jaurès, its shops, restaurants, bus stops and schools. On the first floor of a secure residence from 2007 with elevator, this apartment will seduce you with its beautiful volumes, its quality services and its brightness. You arrive through a hall with entrance cupboards opening onto a large living room of 36 m<sup>2</sup> extended by a fully equipped American kitchen with its central plot and bar. Both the dining room area and the living room area have direct access to the unobstructed balcony. The sleeping area, separated by a door, leads you to the 2 beautiful bedrooms with cupboards and still not overlooked, the bathroom with its Italian shower and the separate toilet. Do you need to park several vehicles? Storage space? This apartment is sold with a double garage, a single garage as well as a private space in the closed overhead parking lot. Are you missing a room? Initially this apartment offered 3 and this type 4 configuration can easily be implemented again. Favorite, assured that the virtual tour will confirm... Information on the risks to which this property is

